

ZB# 05-26

Robert Schulze, Jr.

6-3-16

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Granted June 13, 2005

ZBA # **05-26** ROBT. SCHULZE, JR.
17 CLARK VIEW RD (AREA) (6-3-16)



Town of New Windsor

**555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689**

OFFICE OF THE ZONING BOARD OF APPEALS

September 20, 2005

Robert Schulze, Jr.
17 Clarkview Road
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-26

Dear Mr. Schulze:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 6-3-16

In the Matter of the Application of

ROBERT SCHULZE, JR.

**MEMORANDUM OF
DECISION GRANTING**

AREA

CASE #05-26

WHEREAS, Robert Schulze, Jr. , owner(s) of 17 Clarkview Road, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for 14 ft.Side Yard Setback for proposed deck (300-10 F-6) at 17 Clarkview Road in an R-4 Zone (6-3-16)

WHEREAS, a public hearing was held on JUNE 13, 2005 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Times Herald Record, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) The property is located on a corner lot which has, legally, two front yards but, which appears visually to have only one front yard and two side
 - (c) In building the deck the applicant will not divert the flow of water drainage or create the ponding or collection of water.

- (d) In constructing the deck the applicant will not remove any trees or substantial vegetation.
- (e) The deck will not be on top of nor will it interfere with any easements including, water, sewer or electric easements.
- (f) The deck is similar in size and appearance to other decks in the neighborhood.
- (g) The deck is immediately adjacent to the rear exit from the home. The deck is necessary for safety. Without the deck, a person exiting the rear of the home would be likely to sustain serious physical injury.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

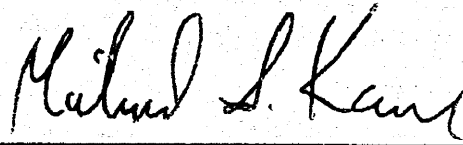
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for 14 ft. Side Yard Setback for proposed deck (300-10 F-6) at 17 Clarkview Road in an R-4 Zone (6-3-16) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: JUNE 13, 2005

A handwritten signature in cursive script, reading "Michael S. Kane", is written over a horizontal line.

Chairman

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 4/27/05

**APPLICANT: Robert Schulze Jr.
17 Clarkview Rd.
New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 4/27/05

FOR : Robert Schulze

LOCATED AT: 17 Clarkview Rd.

ZONE: R-4 Sec/Blk/Lot: 6-3-16

**DESCRIPTION OF EXISTING SITE: SINGLE FAMILY DWELLING W/ PROPOSED 15'X21'
REAR DECK.**

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. 300-10 USE/BULK TABLE R-4 ZONE COLUMN F-6 REQUIRED SIDEYARD 20',
PROPOSED SIDEYARD 7'. A VARIANCE OF 13' IS REQUIRED.**

COPY

Louis Kimbrell
BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 15' X 21' REAR DECK

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD: 20'

7'

13'

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

APR 27 2005

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:

Building Permit #: 112005-284

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

* Owner of Premises Robert Schulte, Jr.

Address 17 CLARKVIEW ROAD, NEW WINDSOR Phone # 561-0720

Mailing Address Same. Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

* 3. Tax Map Description: Section 6 Block 3 Lot 16

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? _____

15' x 21' REAR DECK

7. Dimensions of entire new construction. Front 21 Rear 21 Depth 15' Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee \$/50.00

ZONING BOARD

PAID

ck # 1546

\$ 50

APPLICATION FOR BUILDING PERMITS
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

date

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krychew
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.


(Signature of Applicant)

(Address of Applicant)

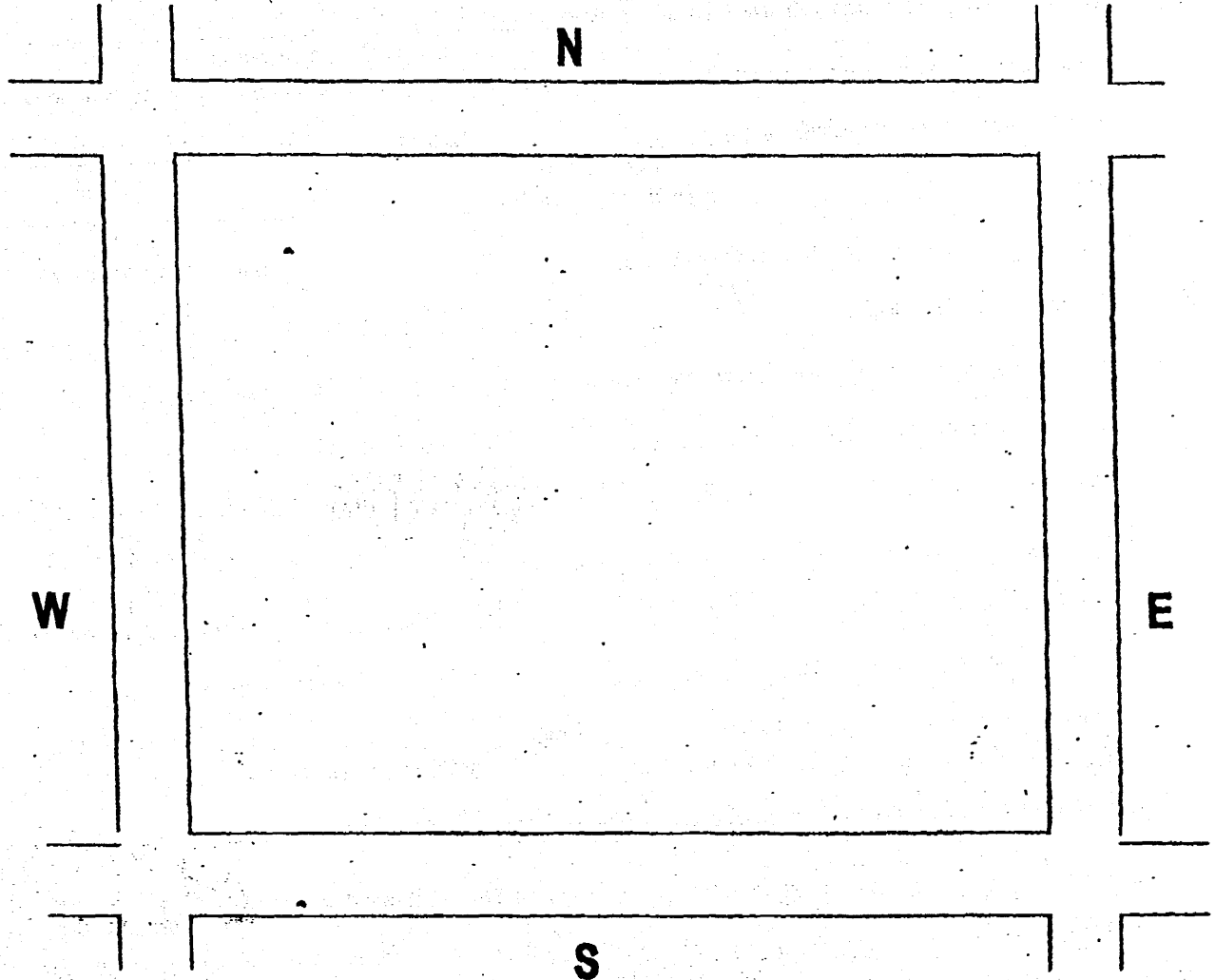

(Owner's Signature)


(Owner's Address)

PLOT PLAN

NOTE:

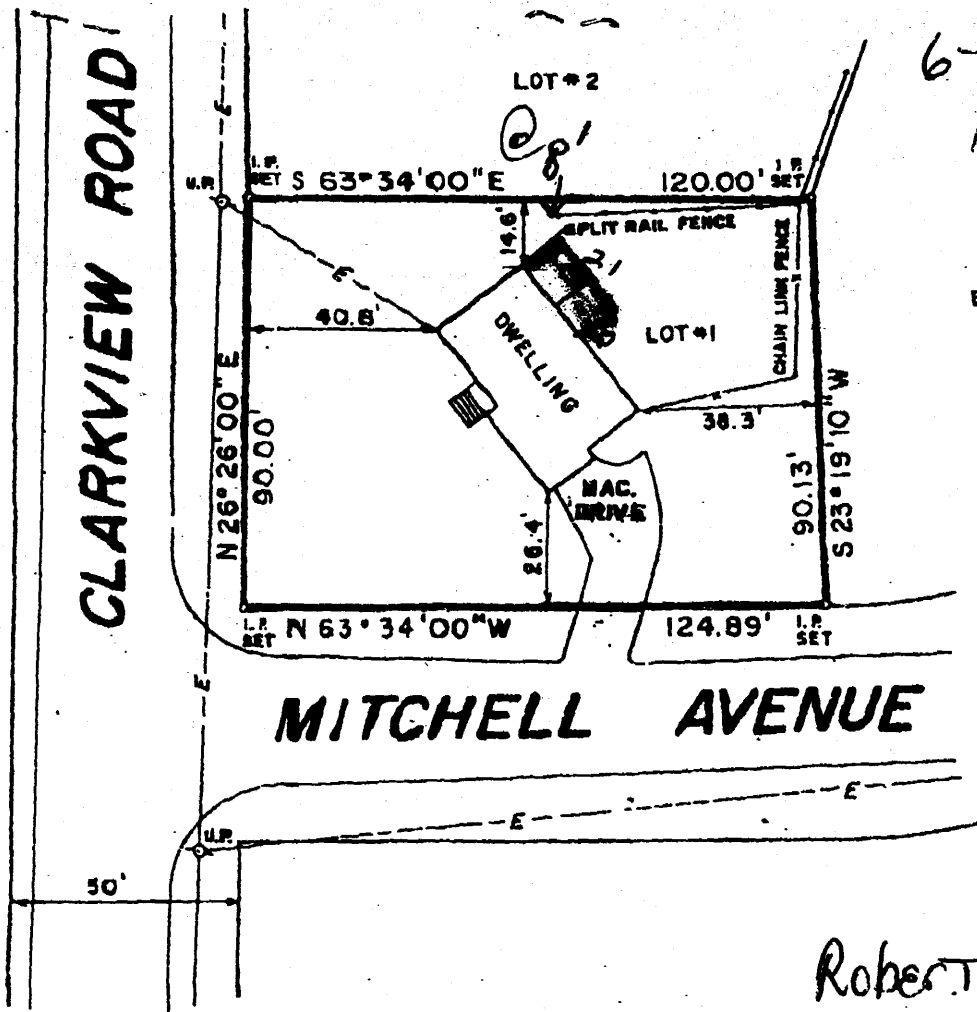
Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

WP 97-0154

6-3-16
17 CLARKVIEW



BLOCK E
LOT #17

8' From side
property line

Robert Schultz &

SURVEY OF PROPERTY
FOR

ISAAC & SALLY SCHEINER

TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK
SCALE: $1" = 40'$ FEB. 13, 1984 AREA = 0.253 AC.

REFERENCE: BEING LOT #1, BLOCK E, ON MAP ENTITLED "DEVELOPMENT PLAN FOR WINDSOR ESTATES," FILED IN THE ORANGE COUNTY CLERK'S OFFICE. ON DECEMBER 13, 1955 AS MAP 1637.

CERTIFIED TO: ISAAC & SALLY SCHEINER, COLONIAL MORTGAGEE CORP., FIRST AMERICAN TITLE INSURANCE COMPANY AND THE FEDERAL HOUSING ADMINISTRATION, TO BE CORRECT AND ACCURATE.

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW § 7209 (2).

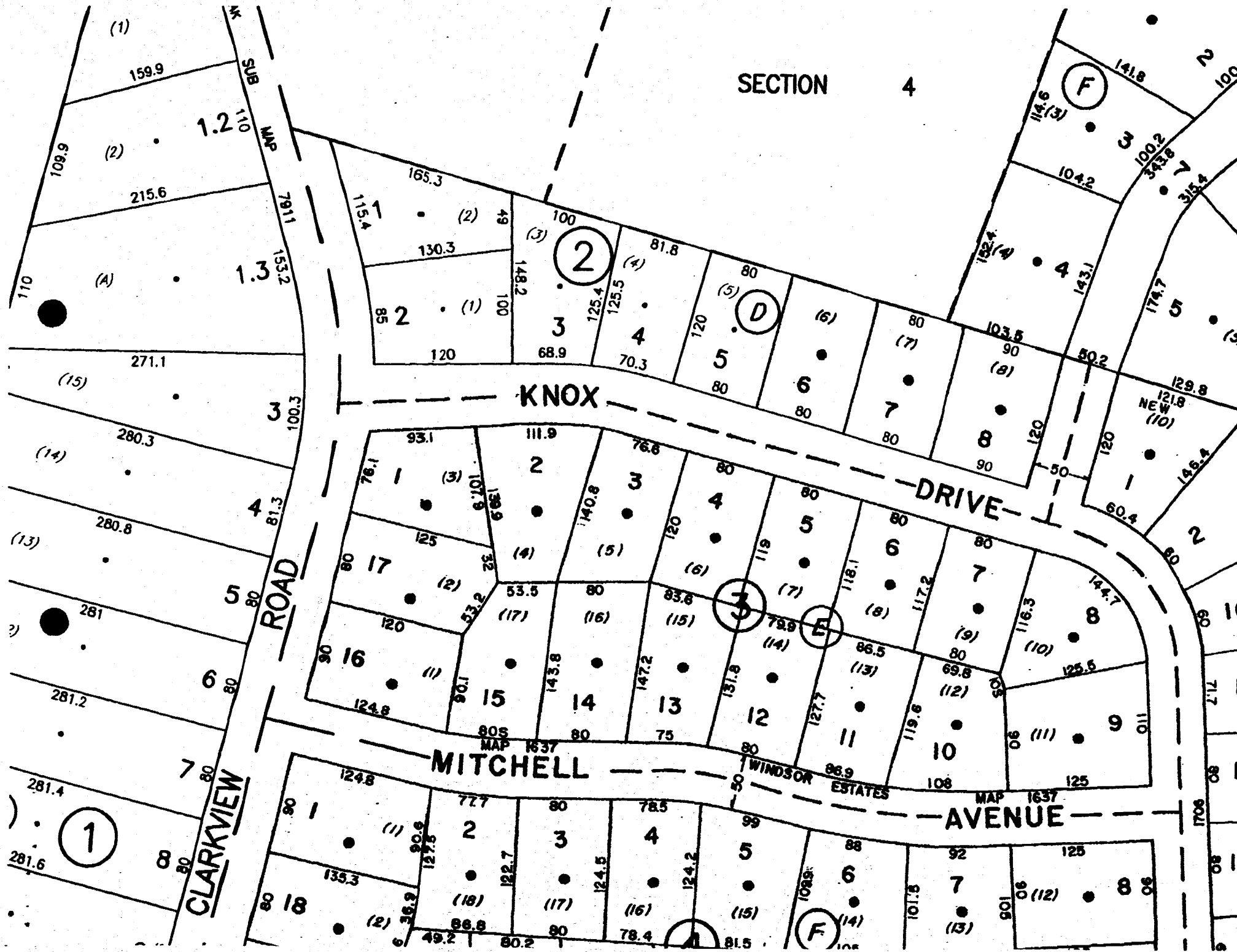
Robert Schultz &

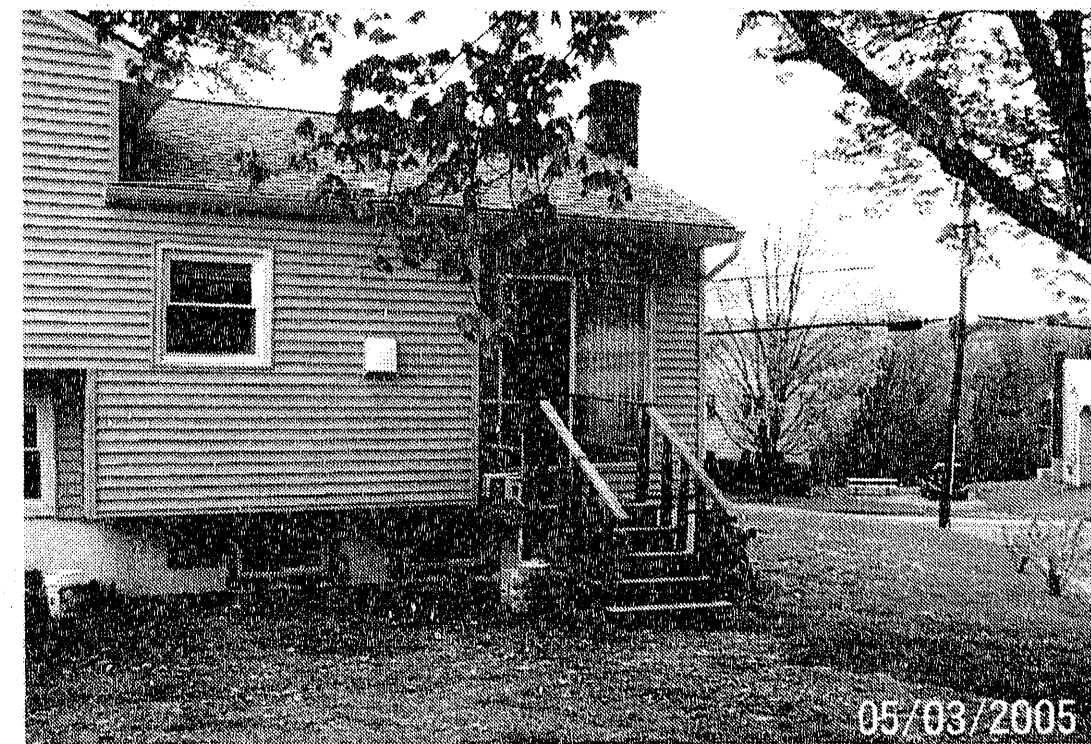
LIC. 49087

DILLIN & SORACE ASSOCIATES
PROFESSIONAL LAND SURVEYORS
GOSHEN, N. Y. - NEW CITY, N. Y.

R 8410

SECTION 4





ROBERT SCHULZE, JR. (05-26)

Mr. Robert Schulze, Jr. appeared before the board for this proposal.

MR. KANE: Request for 14 ft. side yard setback for proposed deck at 17 Clarkview Road.

MR. SCHULZE: I'm looking to put up a deck, I'm on a corner lot looking to put up a 15 x 21 foot deck.

MR. KANE: Is that why we're here, Mike?

MR. BABCOCK: Side yard.

MR. SCHULZE: Side yard, I'm on a corner lot, if there's, there's an existing deck there now but it's basically just a little patio to step out of the side door.

MR. KANE: Just basically not even just a set of steps running out.

MR. SCHULZE: I don't know if the house ever had a deck, I really don't, I'm assuming they did and it wasn't up to code so they ripped it down.

MR. KANE: In the building of the deck going to be cutting down any trees, substantial vegetation?

MR. SCHULZE: No.

MR. KANE: Create any water hazards or runoffs?

MR. SCHULZE: No.

MR. KANE: The proposed deck that you're going to put up with the sliding doors in the back you're going to consider safer than what's existing there right now?

MR. SCHULZE: Oh, yes.

MR. KANE: The size of the deck similar in nature and size to other decks that are in your neighborhood?

MR. SCHULZE: Very similar, yes.

MR. KANE: And Michael, would that be a permit type deck, this is on the back of the house with that picture like a set, set of steps?

MR. BABCOCK: Yes, once it has steps then we get involved.

MR. KANE: No but I'm saying was this there before via permit or part of the house?

MR. BABCOCK: It appears to be, yes.

MR. SCHULZE: It was a violation and I believe they ripped down the deck and they put that up cause they were trying to sell the house.

MR. KANE: So they just went with the minimum.

MR. BABCOCK: You're allowed a 6 x 6 foot deck that can go out into or an entranceway that you can go out into.

MR. KANE: So I go back to the deck that you're proposing is going to be a lot safer than what you have existing?

MR. SCHULZE: Sure.

MR. KANE: At this point, I will note that there's nobody in the audience, we'll open and close the public portion of the hearing, I'll ask Myra how many mailings?

MS. MASON: On May 27, I mailed out 69 envelopes and

had no response.

MR. KANE: Any further questions?

MR. SCHULZE: I got two back.

MS. GANN: No.

MS. LOCEY: No.

MR. REIS: Accept a motion?

MR. KANE: I will.

MR. REIS: I make a motion that we grant Robert Schulze his request for 14 foot side yard setback for proposed deck at 17 Clarkview Road in an R-4 zone.

MS. GANN: I will second it.

ROLL CALL

MS. GANN	AYE
MS. LOCEY	AYE
MR. BROWN	AYE
MR. REIS	AYE
MR. KANE	AYE

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: JULY 18, 2005
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 151.72 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #05-26

NAME & ADDRESS:

**Robert Schulze, Jr.
17 Clarkview Road
New Windsor, NY 12553**

THANK YOU,

MYRA

L.R.7-18-05



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #05-26 TYPE: AREA TELEPHONE: 561-0720

APPLICANT:

Robert Schulze, Jr.
17 Clarkview Road
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>1555</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 1556



<u>DISBURSEMENTS:</u>	<u>MINUTES</u>	<u>ATTORNEY</u>
	<u>\$5.50 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	___	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>3</u>	PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
PUBLIC HEARING:	___	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: \$ 45.28

TOTAL: \$ 78.28 \$ 70.00



ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 148.28

AMOUNT DUE: \$ _____

REFUND DUE: \$ 151.72

Cc:

L.R. 7-18-05



RESULTS OF Z.B.A. MEETING OF: June 13, 2005

PROJECT: Robert Schulze, Jr. ZBA # 05-26
P.B.# _____



USE VARIANCE: _____ NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____
CARRIED: Y _____ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED: M) Rs S) G VOTE: A 5 N 0.

GANN A
LOCEY A
BROWN A
~~MCDONALD~~ _____
REIS A
KANE A

CARRIED: Y ✓ N _____

No public comment.

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

ROBERT SCHULZE JR.

AFFIDAVIT OF SERVICE BY MAIL

#05-26

X

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)


That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 27TH day of MAY, 2005, I compared the 69 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra Mason
Myra L. Mason, Secretary

6th day of June, 2005


Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/2006

TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 05-26

Request of ROBERT SCHULZE JR

Request for a VARIANCE of the Zoning Local Law to

Permit:

Request for a 14 ft. Side Yard Setback for proposed deck (300-10 P-6) at 17 Clarkview Road in an R-4 Zone (6-3-16)

PUBLIC HEARING will take place on JUNE 13, 2005 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

MICHAEL KANE, CHAIRMAN

Ad Number: 1761859 Advertiser: NEW WINDSOR, TOWN

Phone: 8455634615 Sys No: 1194114 Collar: NEW WINDSOR, TOWN

INVOICING CUSTOMER:

Phone: 8455634615 Sys No: 1194114 AcctNo: P.O. No:

Name: NEW WINDSOR, TOWN Subscriber:

Address: ZONING AND PLANNING

555 UNION AVENUE

NEW WINDSOR NY 12553

ORDER:

Printed By: THRFDDRL Date: 05/23/2005 Assigned Sales: AdType: LINER Order Type: NORMAL

Manual Delay: Box No: Call Back: Y

NOTES:

Change Reason:

INSERTION:

Product: THI Paper: IN Class: 999X

Schedule: Start Date - 05/26/2005 End Date - 05/26/2005

Sort: TOWN OF NEW WINDSORZONING BOARD OF APPE

PRODUCTION:

Text Size: 2 x 24.00 ProdType: ENTERPRISE ColorNo: 0 Colors:

Tearsheets: 1 Proofs: 0 Affidavits: 1 Alt Addr: N

PRICING:

Price: 45.28 Payment Method: BI Amount Paid: 0 Amount Owed: 45.28

PriceMethod: 0 (0=Normal, 1=Usur Net, 2=System Gross) Rate Code: LEL

For fields listed below 0 = NO 1 = YES

Till Forbid: 0 Multi. Content: 0

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

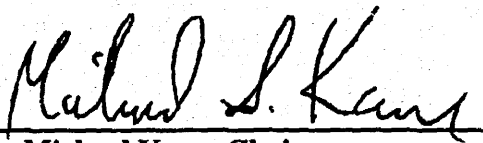
Appeal No. (05-26)

Request of ROBERT SCHULZE JR

for a VARIANCE of the Zoning Local Law to Permit:

Request for 14 ft.Side Yard Setback for proposed deck (300-10 F-6) at 17 Clarkview Road in an R-4 Zone (6-3-16)

PUBLIC HEARING will take place on JUNE 13, 2005
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.



Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

May 10, 2005

Robert Schulze, Jr.
17 Clarkview Road
New Windsor, NY 12553

Re: 6-3-16

ZBA#: 05-26

69
(2)

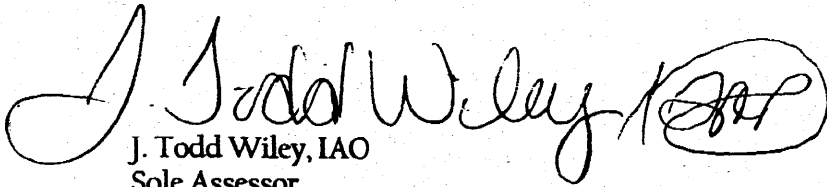
Dear Mr. Schulze:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,


J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Zoning Board

4-1-12.2
City of Newburgh
City Hall
Newburgh, NY 12550

4-1-30.1
Lujan Home Builders, Inc.
c/o Anthony Conte
533 LaFitte Road
Little Torch Key, FL 33042

4-1-30.2
Muriel Mac Nary
535 Mac Nary Road
New Windsor, NY 12553

5-2-2
Loretta Trizinsky
Margaret Deyo
309 Windsor Highway
New Windsor, NY 12553

5-2-4
Raymond Kin Tin Tam
Chi Chun Wong
3 Clarkview Road
New Windsor, NY 12553

6-1-1.1
Nancy & Stephen Csubak, Jr.
4 Clarkview Road
New Windsor, NY 12553

6-1-1.2
Theodore & Ludmila Carrero
6 Clarkview Road
New Windsor, NY 12553

6-1-1.3
Regina Csubak
8 Clarkview Road
New Windsor, NY 12553

6-1-3
Hector & Karen Delgado
10 Clarkview Road
New Windsor, NY 12553

6-1-4
Mark Trevorah
Kelli Restivo
12 Clarkview Road
New Windsor, NY 12553

6-1-5
Gina Shibah
14 Clarkview Road
New Windsor, NY 12553

6-1-6
Kenneth & Elizabeth Stronggreen
16 Clarkview Road
New Windsor, NY 12553

6-1-7
Albert & Margaret Lusardi
18 Clarkview Road
New Windsor, NY 12553

6-1-8
Willard & Mary Jaime
20 Clarkview Road
New Windsor, NY 12553

6-1-9
James & Frances Lego
22 Clarkview Road
New Windsor, NY 12553

6-1-10
Victor Nyborg
24 Clarkview Road
New Windsor, NY 12553

6-1-11
John & Ellen Walsh
26 Clarkview Road
New Windsor, NY 12553

6-1-12
Benny & Nancy Almodovar
28 Clarkview Road
New Windsor, NY 12553

6-2-1
Debra Russio
9 Clarkview Road
New Windsor, NY 12553

6-2-2
Paul & Marianne Haarmann
11 Clarkview Road
New Windsor, NY 12553

6-2-3
Richard & Lori Passaro
1 Knox Drive
New Windsor, NY 12553

6-2-4
Todd Doupona
3 Knox Drive
New Windsor, NY 12553

6-2-5
Craig & Danielle Pelsue
5 Knox Drive
New Windsor, NY 12553

6-2-6
Feguens & Darline Germain
7 Knox Drive
New Windsor, NY 12553

6-2-7
Allan & Carol Saltzberg
9 Knox Drive
New Windsor, NY 12553

6-2-8
Carlos Hidalgo
Briselda Lara
11 Knox Drive
New Windsor, NY 12553

6-3-1
Thomas & Kristen Koziak
13 Clarkview Road
New Windsor, NY 12553

6-3-2
Arnold & Beverly Messer
2 Knox Drive
New Windsor, NY 12553

6-3-3
Richard & Suzanne Campora
4 Knox Drive
New Windsor, NY 12553

6-3-4
Vincent Russio
Angela Bulson
6 Knox Drive
New Windsor, NY 12553

6-3-5
Sean Cross
Amanda Gotz
8 Knox Drive
New Windsor, NY 12553

6-3-8
Regina Roundtree
14 Knox Drive
New Windsor, NY 12553

6-3-11
Lazaro Saurez Villamil
9 Mitchell Lane
New Windsor, NY 12553

6-3-14
Peter Reilly, Sr.
c/o Alice Reilly
3 Mitchell Lane
New Windsor, NY 12553

6-4-1
Ismail & Cemaliye Nouri
19 Clarkview Road
New Windsor, NY 12553

6-4-4
Rebecca Flores
6 Mitchell Lane
New Windsor, NY 12553

6-4-7
John Fisher
Luz Camilo-Fisher (UX)
12 Mitchell Lane
New Windsor, NY 12553

6-4-12
Doreen & Michael Casey
36 Knox Drive
New Windsor, NY 12553

6-4-15
Matthew & Corinne Lynch
42 Knox Drive
New Windsor, NY 12553

6-4-18
Nea Sum Chin
21 Clarkview Road
New Windsor, NY 12553

6-3-6
William & Evelyn Rothenbusch
10 Knox Drive
New Windsor, NY 12553

6-3-9
Donald & Bessie Harris
20 Knox Drive
New Windsor, NY 12553

6-3-12
Charles Shanahan, Jr.
7408 Henry Avenue
Philadelphia, PA 19128

6-3-15
Joseph Armisto
Nina Cargain
1 Mitchell Lane
New Windsor, NY 12553

6-4-2
Anthony & Angela Oddo
2 Mitchell Lane
New Windsor, NY 12553

6-4-5
Steven & Jane Albano
8 Mitchell Lane
New Windsor, NY 12553

6-4-10
Richard & Anna Kenna
32 Knox Drive
New Windsor, NY 12553

6-4-13
Christopher & Allison Jacopino
38 Knox Drive
New Windsor, NY 12553

6-4-16
Robin Piekarz
Curtis Worden
44 Knox Drive
New Windsor, NY 12553

6-5-25
Paul Nergelovic
35 Knox Drive
New Windsor, NY 12553

6-3-7
David Dolti
Amanda Stanaway
12 Knox Drive
New Windsor, NY 12553

6-3-10
William & Dorothea Brown
11 Mitchell Lane
New Windsor, NY 12553

6-3-13
Anthony Dirago, Jr.
5 Mitchell Lane
New Windsor, NY 12553

6-3-17
Kathleen & Dirk DeMar
15 Clarkview Road
New Windsor, NY 12553

6-4-3
Timothy & Debra Gilchrist
4 Mitchell Lane
New Windsor, NY 12553

6-4-6
John & Kathleen Hannon
10 Mitchell Lane
New Windsor, NY 12553

6-4-11
Donna Verdiglione
34 Knox Drive
New Windsor, NY 12553

6-4-14
James & Frances O'Neil
40 Knox Drive
New Windsor, NY 12553

6-4-17 & 6-5-27
Jeremiah & Patricia Quill
23 Clarkview Road
New Windsor, NY 12553

6-5-26
Christine Smith
37 Knox Drive
New Windsor, NY 12553

6-5-28

Richard & Donna Dotson
41 Knox Drive
New Windsor, NY 12553

6-5-29

Harold & Adelaide Willis
43 Knox Drive
New Windsor, NY 12553

6-5-30

Cheryl Grainger
45 Knox Drive
New Windsor, NY 12553

6-5-31

Thomas & Nancy Bailey
Michele Lawrenson
47 Knox Drive
New Windsor, NY 12553

6-5-32

Nancy Sharp
25 Clarkview Road
New Windsor, NY 12553

6-5-33

Herman & Marie Walker
27 Clarkview Road
New Windsor, NY 12553

6-5-35

Vincent & Mary Ellen Devito
1 President Court
New Windsor, NY 12553

6-5-36

John & Grace Schultz
3 President Court
New Windsor, NY 12553

6-5-50

John & Maryanne Kochan
P.O. Box 4627
New Windsor, NY 12553



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

ZONING BOARD OF APPEALS

May 27, 2005

Robert Schulze, Jr.
17 Clarkview Road
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-26

Dear Mr. & Mrs. Schulze:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Times Herald Record Newspaper for publication. **PLEASE NOTE: The charge for publication in the Times Herald Record will be deducted from your escrow that was posted with your application papers.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

17 Clarkview Road
New Windsor, NY

is scheduled for the June 13, 2005 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#411-2005

05/04/2005

Schulze, Ann & Robert *ZBA #05-26*

Received \$ 50.00 for Zoning Board Fees, on 05/04/2005. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

ROBERT SCHULZE, JR. #05-26

MR. REIS: Request for 14 ft. side yard setback for proposed deck at 7 Clarkview Road.

Mr. Robert Schulze, Jr. appeared before the board for this proposal.

MR. REIS: Tell us what you want to do.

MR. SCHULZE: I'm looking to put up a 15 x 21 deck off the rear of my house off my sliding door. My house sits catty-corner along the corner lot, makes it difficult for I guess you need 20 feet from the side yard, I believe, and being the house sits on a corner it's set back, I don't have the 20 feet needed for my side neighbor's property.

MR. REIS: Is there any kind of a deck there now?

MR. SCHULZE: Yeah, there's a little deck there right now just so you can come out onto the back yard, I'm looking to go from that corner to right here which is 21 and 15 foot out and I pretty much have to put that on like a 45 degree angle so I can stay off my neighbor's property and give us some room in between.

MS. GANN: Do you have to take the tree down?

MR. SCHULZE: No, I don't have to take that tree down at all, doesn't affect the tree, I mean, that's what myself and my contractor come up with 15 feet out. If it has to be a little shorter, I'll will make it a little shorter. It's real difficult, you can see how the neighbor's driveway runs, that tree there is actually my property line goes another foot passed that is his driveway, just weird how the house is set on a corner. I have more front yard than I do back. I'm not going to interfere with, my neighbors said go ahead and put it up, he's happy that I'm doing something to

May 9, 2005

9

the back of the house.

MR. REIS: Looks like it will be a nice improvement.

MR. SCHULZE: Yeah.

MR. REIS: According to this picture unless you did a tremendous job of editing, doesn't look like you're taking down any substantial vegetation?

MR. SCHULZE: No, my back yard is dirt, I'm going to put a nice lawn in also.

MR. REIS: Not going to be going over any easements or right-of-ways?

MR. SCHULZE: No, it's all in the front, the sewer line. I had the contractor all set to go, filed for the permits and we came across this problem.

MR. REIS: The size of the deck will be consistent with other decks in the community?

MR. SCHULZE: Yeah, my neighbor doesn't actually have a deck, he has a patio deck on the side, but people on the other side have a large deck, neighbor behind me has a large deck, try to keep it simple.

MR. REIS: Kathy? Kim?

MS. GANN: Nothing.

MR. REIS: Accept a motion.

MS. GANN: I'd like to offer a motion that we set up Robert Schulze for a public hearing for his request for 14 foot side yard setback for proposed deck at 17 Clarkview Road in an R-4 zone.

MS. LOCEY: Second the motion.

May 9, 2005

10

ROLL CALL

MS. GANN	AYE
MS. LOCEY	AYE
MR. BROWN	AYE
MR. REIS	AYE



RESULTS OF Z.B.A. MEETING OF: May 9, 2005

PROJECT: Robert Schulze, Jr. ZBA # 05-26
P.B.#

USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: M)_____S)_____ VOTE: A_____N_____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____
REIS _____
KANE _____

CARRIED: Y____N____

PUBLIC HEARING: M)_____ S)_____ VOTE: A_____ N_____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____ CARRIED: Y_____N_____
REIS _____
KANE _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____

APPROVED: M)_____S)_____ VOTE: A_____N_____

GANN _____
LOCEY _____
BROWN _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) G S) L VOTE: A 4 N 0

GANN	A
LOCEY	A
BROWN	A
MCDONALD	
REIS	A
KAINE	

CARRIED: Y ✓ N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M)___ S)___ VOTE: A___ N___.

GANN
LOCEY
BROWN
MC DONALD
REIS
KANE

CARRIED: Y_____N_____.

[illegible]

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 05-04-05

FOR: ESCROW #05-26

FROM:

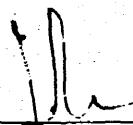
Robert Schulze, Jr.
17 Clarkview Road
New Windsor, NY 12553

CHECK NUMBER: 1556

TELEPHONE: 561-0720

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

 _____ NAME	5/4/05 _____ DATE
--	-------------------------

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU



Town of New Windsor

**555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689**

ZONING BOARD OF APPEALS

May 4, 2005

Robert Schulze, Jr.
17 Clarkview Road
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-26

Dear Mr. Schulze:

This letter is to inform you that you have been placed on the May 9, 2005 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

17 Clarkview Road
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

TOWN OF NEW WINDSOR

REQUEST FOR NOTIFICATION LIST

DATE: 05-04-05 PROJECT NUMBER: ZBA# 05-26 P.B. # _____

APPLICANT NAME: ROBERT SCHULZE, JR.

PERSON TO NOTIFY TO PICK UP LIST:

ROBERT SCHULZE, JR.
17 CLARKVIEW ROAD
NEW WINDSOR, NY

TELEPHONE: 561-0720

TAX MAP NUMBER:	SEC. <u>6</u>	BLOCK <u>3</u>	LOT <u>16</u>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	B LOCK _____	LOT _____

PROPERTY LOCATION: 17 CLARKVIEW ROAD
NEW WINDSOR

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
 (ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
 OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1557

TOTAL CHARGES: _____



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

5/3/05

Date

Application Type: Use Variance ☐ Area Variance ☐
Sign Variance ☐ Interpretation ☐

I. Owner Information:

Robert M. Schulze Jr.

Phone Number: (845) 561-0220

Fax Number: ()

(Name)

17 Clarkview Rd. New Windsor . NY , 12553

(Address)

II. Applicant:

Robert M. Schulze Jr.

Phone Number: (845) 561-0220

Fax Number: ()

(Name)

17 Clarkview Rd. New Windsor NY, 12553

(Address)

III.

Forwarding Address, if any, for return of escrow: Phone Number: ()

Fax Number: ()

(Name)

(Address)

IV.

Contractor/Engineer/Architect/Surveyor/:

Phone Number ()

Fax Number: ()

(Name)

(Address)

V.

Property Information:

Zone: R-4 Property Address in Question: 17 Clarkview Rd.

Lot Size: 90' x 125' Tax Map Number: Section 6 Block 13 Lot 16

a. What other zones lie within 500 feet? N/A

b. Is pending sale or lease subject to ZBA approval of this Application? NO

c. When was property purchased by present owner? 9/11/03

d. Has property been subdivided previously? NO If so, When:

e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO

f. Is there any outside storage at the property now or is any proposed? NO

******PLEASE NOTE:******

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.	20'	7'	13'
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

TO Enhance Neighborhood and for enjoyment of
our dwelling. For THE Past 2yrs, I have upgraded
and continued to improve the property - The new deck
will be visibly appealing and look better then what
is there presently.

PLEASE NOTE:

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF
SUBMITTAL.**

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Deed will not interfere w/ any of above

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
- ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

4th day of MAY, 2005
LORRAINE J. Mc GUINNESS
Notary Public, State of New York
Qualified in Orange County
Reg. No. 4620194

Lorraine J. McGuinness
Signature and Stamp of Notary

Robert M. Scholze Jr.

Owner's Signature (Notarized)

Robert M. Scholze Jr.

Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NY 12553
(845) 563-4615 (MYRA MASON)



ZONING BOARD PROCEDURES

**PLEASE READ PAGE ONE AND TWO OF THIS PACKAGE AND SIGN PAGE TWO
IT EXPLAINS THE PROCEDURE TO BE FOLLOWED FOR YOUR APPLICATION.**

PLEASE COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

YOU WILL THEN BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING".

*

ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.



LIST OF PROPERTY OWNERS
WITHIN 500 FT. RADIUS OF
PROPERTY IN QUESTION:

APPROXIMATE COST FOR
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES
IS \$1.00 EA. ADDITIONAL
NAME

1. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THIS WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
2. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING. YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

NOTE:

IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.